

# SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
<b>Program Progress:</b>		PJs in State: 93					
% of Funds Committed	98.60 %	96.49 %	26	96.48 %	75	67	
% of Funds Disbursed	83.80 %	88.28 %	61	89.00 %	17	21	
Leveraging Ratio for Rental Activities	2.8	5.83	63	4.81	28	33	
% of Completed Rental Disbursements to All Rental Commitments***	81.52 %	77.63 %	52	83.25 %	27	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	63.00 %	70.30 %	52	70.99 %	33	27	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	85.57 %	81.96 %	37	81.75 %	69	55	
% of 0-30% AMI Renters to All Renters***	53.94 %	41.30 %	28	45.84 %	67	65	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	94.88 %	96.50 %	63	96.12 %	28	26	
<b>Overall Ranking:</b>			In State: 36 / 93		Nationally: 40 43		
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$26,491	\$36,975		\$27,889	1,192 Units	64.20 %	
Homebuyer Unit	\$48,137	\$21,536		\$15,632	360 Units	19.40 %	
Homeowner-Rehab Unit	\$12,348	\$27,502		\$21,037	303 Units	16.30 %	
TBRA Unit	\$128,822	\$2,232		\$3,206	1 Units	0.10 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

**PJ:**

**State:\***

**National:\*\***

**Rental**

**Homebuyer**

**Homeowner**

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:**

**National Avg:**

1.0 %

1.2 %

\$100,511

\$141,290

\$99,461

\$357,930

\$116,319

\$78,568

\$12,354

\$28,818

\$23,907

**R.S. Means Cost Index:** 1.19

<b>RACE:</b>	<b>Rental %</b>	<b>Homebuyer %</b>	<b>Homeowner %</b>	<b>TBRA %</b>
White:	38.9	35.3	49.8	100.0
Black/African American:	17.4	3.3	3.6	0.0
Asian:	4.6	27.8	17.2	0.0
American Indian/Alaska Native:	0.4	0.6	1.7	0.0
Native Hawaiian/Pacific Islander:	1.8	2.8	1.7	0.0
American Indian/Alaska Native and White:	0.6	0.3	1.0	0.0
Asian and White:	0.0	0.6	1.0	0.0
Black/African American and White:	0.0	0.3	1.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0
Other Multi Racial:	1.0	3.6	5.3	0.0
Asian/Pacific Islander:	9.9	1.7	0.0	0.0

### ETHNICITY:

Hispanic	25.4	23.9	17.5	0.0
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### HOUSEHOLD SIZE:

1 Person:	60.1	43.3	33.7	100.0
2 Persons:	19.8	20.0	33.7	0.0
3 Persons:	11.4	18.9	14.9	0.0
4 Persons:	5.7	11.9	8.9	0.0
5 Persons:	1.7	4.2	5.6	0.0
6 Persons:	1.1	1.1	2.0	0.0
7 Persons:	0.1	0.6	0.7	0.0
8 or more Persons:	0.1	0.0	0.7	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	46.7	45.0	21.8	100.0
Elderly:	26.9	1.7	42.2	0.0
Related/Single Parent:	13.2	15.0	12.5	0.0
Related/Two Parent:	10.7	24.7	16.8	0.0
Other:	2.2	13.6	6.6	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.7	0.0 <sup>#</sup>
HOME TBRA:	8.3	
Other:	9.7	
No Assistance:	60.3	

**# of Section 504 Compliant Units / Completed Units Since 2001** 30

\* The State average includes all local and the State PJs within that state

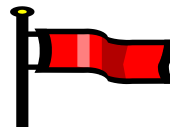
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 40  
 (Percentile)  
 State Rank: 36 / 93 PJs Overall Rank: 43  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	81.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.57	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	94.88	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.47	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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